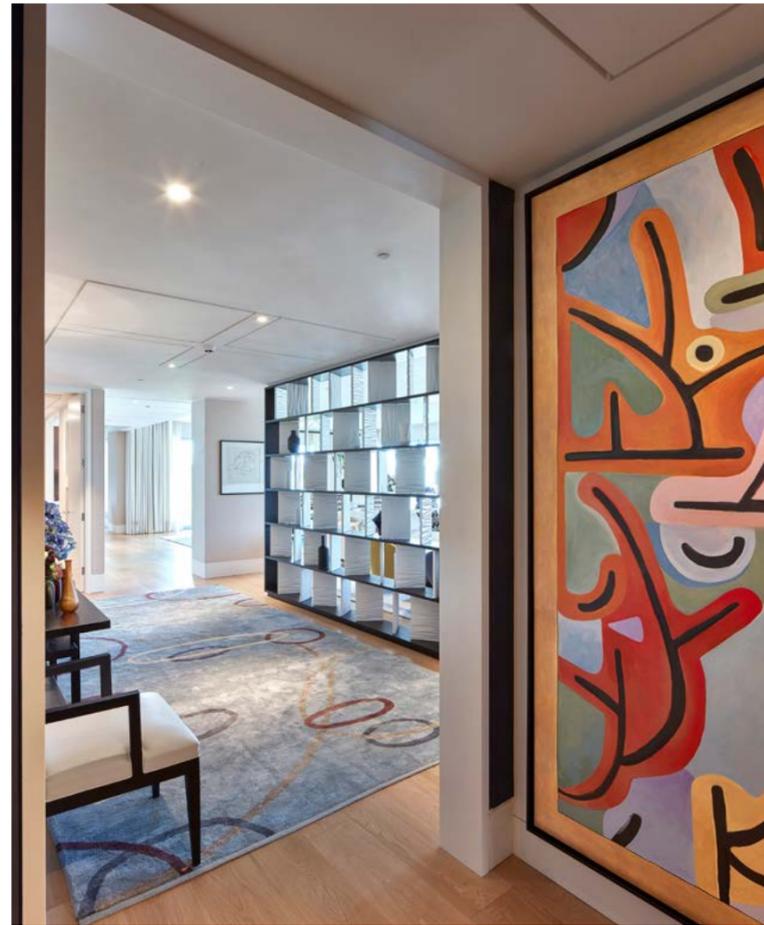


54

FIFTY FOUR
HOLLAND GREEN
KENSINGTON W8



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Rooms with space, height and elegance are the luxuries of modern life, and at 4,573 sq ft, 54 Holland Green provides an abundance of all.









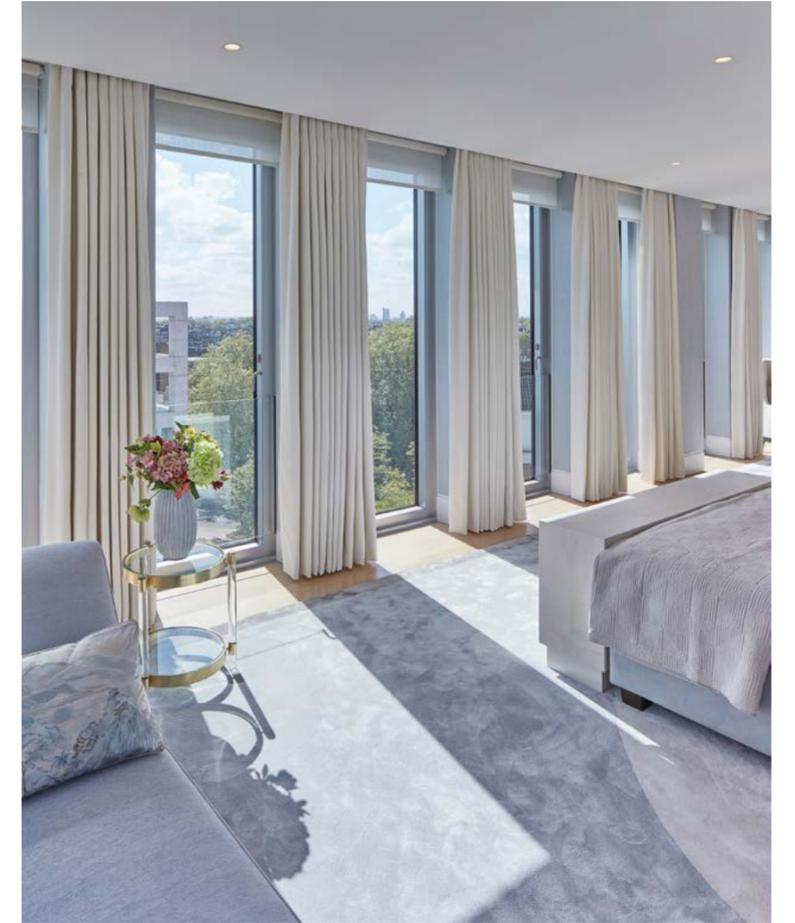
The apartment occupies half of the seventh floor of its impressively spacious building, offering extremely generous lateral space. Living areas flow gracefully into each other, while benefiting from being perfectly defined by thoughtful design, and by the exceptional views outside.





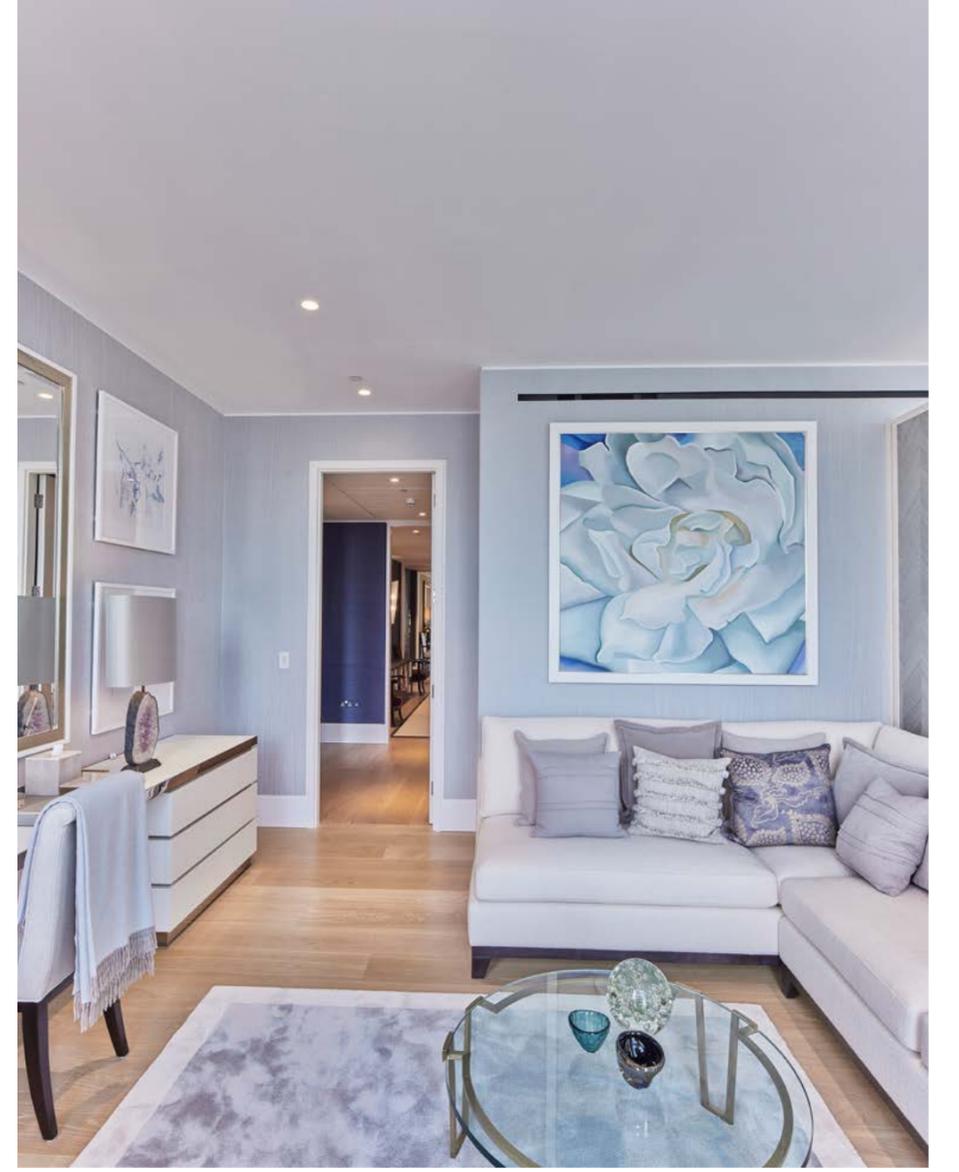
Unusually high ceilings for a modern building create an airy and luxurious feeling to the interior space. The living areas seamlessly connect, to provide the perfect backdrop for glamorous living.





Light floods the apartment from large, uninterrupted floor-to-ceiling windows, which also provide panoramic views over London and Holland Park.

The dazzling master bedroom suite with its private sitting room and adjoining dressing room.



Only the most refined and carefully selected materials and finishes have been used to create a formally inspired yet relaxed setting for modern living. State-of-the-art lighting is designed to be individually customised in each space, to create unique ambience for any occasion.



Bedroom suites two, three and four with ensuite bathrooms.





At 54 Holland Green, life is simply better. Every aspect of day-to-day living – from the practical to the social – has been considered in detail to create facilities and services that enhance your time at Holland Green, making it both easier and more enjoyable.

A dedicated concierge team is on hand 24 hours a day to meet your needs and help you make the most of your life.

An outstanding double-height spa boasts a 20m swimming pool, hot spa, sauna, a fitness centre with a gym, studio space and treatment room.

The entertainment area offers hours of fun and relaxation with a cinema, private residents' room, golf simulator and children's playroom.



54 Holland Green is perfectly located for a balanced lifestyle that blends the sophistication and style of one of London's most elegant and fashionable residential neighbourhoods with the energy and tranquility of natural green spaces.

Food, Fashion, Nature and Culture

The iconic Design Museum celebrating the talent of the world's best creative minds is mere seconds from the apartment, providing creative inspiration alongside fine dining. The wider area is filled with cultural opportunities, from the local Leighton House to the Albert Hall on Kensington Gore, the Serpentine Galleries in Hyde Park and the world famous V&A, Natural History Museum and Science Museum nearby.

Just outside Holland Park lie the many boutiques, restaurants, pubs and cafes in and around Kensington High Street, while the bustling charm of Notting Hill is just a short walk further.

Holland Park itself is one of London's most loved green spaces, while the vast green acres of Kensington Gardens and Hyde Park with their mature trees and stunning buildings are found just a short ride away, offering endless opportunities for relaxation, exercise and culture.





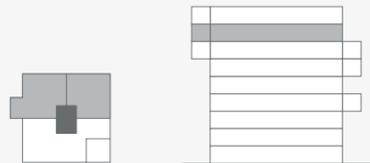
54 Holland Green is at the south side of Holland Park, set back from Kensington High Street, a short walk from High Street Kensington station.



54 Holland Green
Seventh floor

Floor plan

	Feet	Metres
Dining / Drawing room	45' 11" x 34' 11"	14.0 x 10.64
Family room	24' 3" x 15' 9"	7.40 x 4.80
Kitchen	17' 2" x 16' 1"	5.24 x 4.90
Master bedroom	20' 10" x 13' 2"	6.34 x 4.03
Sitting room	15' 11" x 12' 11"	4.84 x 3.93
Bedroom 2	15' 11" x 13' 5"	4.84 x 4.10
Bedroom 3	15' 5" x 13' 4"	4.70 x 4.13
Bedroom 4	17' 9" x 12' 0"	5.40 x 3.65
Total net sales area	4,573 sq ft	424 sq m



SPECIFICATION

SETTING

54 Holland Green is located on the site of a Grade II listed former Commonwealth Institute, set back from Kensington High Street on the southern border of Holland Park, and within the Royal Borough of Kensington and Chelsea.

DESIGN TEAM

Designed by internationally renowned architects OMA with Allies and Morrison Architects.

Interior Design by COLLETT ~ ZARZYCKI

The landscaping design is by the Dutch practice West 8.

THE BUILDING

External walls

The residential buildings are clad with a light-coloured dense Jura limestone with a honed finish.

Windows and doors

The vertical windows are set to a regular rhythm and comprise openable windows, fixed windows, plenums or insulated panels.

Sliding doors are designed to provide access to the apartment's Juliet balconies.

INTERNAL SHARED SPACE

Entrance areas

An elegant contemporary entrance lobby with a reception desk for the concierge, stone floor finishes, seating for visitors and direct access to the lift lobby and stairs.

Lift lobbies and lifts

High-quality durable finishes, including stone floors and sycamore panelling. The building benefits from one 10-person lift and one 17-person car. The lifts have a high-quality sycamore veneer finish.

APARTMENT FINISHES

Floors

Acoustic and thermal insulated floor and underfloor heating.

The apartment is finished with high quality engineered hardwood in the entrance halls, living and dining rooms, kitchens, master bedrooms and cloakroom areas.

Sivec marble floors are provided within all bathrooms.

Ceilings

Ceilings are constructed from a suspended plasterboard system and incorporate smoke and heat detectors, sprinklers and recessed light fittings.

Ceiling are finished with a high quality paint applied finish.

Internal walls and doors

All internal walls are constructed to a high level of sound proofing and security.

The apartment entrance door is high quality solid timber with additional security ironmongery.

Doors and door frames have a high quality paint finish. Ironmongery has been specified throughout the apartment, with locks fitted to the bedroom and bathroom doors.

Bathroom, showers and sanitary fittings

The bathrooms incorporate high-quality sanitary fittings complemented by a modern range of brassware by Dornbracht.

All walls are finished with floor to ceiling marble tiles. The master bathroom walls are finished with large format book-matched Statuary marble. All baths have a Sivec marble bath-top surround and fitted with high quality vanity units.

Kitchens

Kitchens are manufactured by Bulthaup with customisable internal fittings.

Appliances are by Gaggenau and include:

- Wine cooler
- Fridge freezer
- Oven
- Induction hop
- Microwave or combination oven
- Dishwasher

The kitchen worktop is a 'Verde Savannah' granite with a surrounding glass splashback.

The utility / laundry room is equipped with appliances by Gaggenau and include a washing machine and dryer.

Built-in and walk-in wardrobes

Wardrobes are a high-quality base design by Lema from Italy.

The interiors are finished with a maple veneer with shelving and hanging rails.

SECURITY

Security and access control

The development has a 24-hour manned security managed by a specialist residential management company.

- In addition, the following measures are in place:
- Automatic barriers to restrict vehicle movement and control access
- Programmable transponder for vehicular access by residents to the site and underground car park
- Comprehensive CCTV site and building entry point coverage
- Video entry system to apartment buildings for guests
- Fob access key for building entry at ground floor, basement and spa
- High-security locks for all external and apartment entrance doors to meet Secure by Design standards
- All external windows and sliding doors are fitted with security locks
- All windows and doors at ground floor have laminated glazing for improved security
- An upgradable intruder alarm system with an interface to the estate management office

BUILDING SERVICES

Heating and cooling

Heating for the apartment is via an under-floor system with fan coil units providing a performance boost in cold conditions. The same fan coil units provide comfort cooling is required.

Mechanical installation

Fresh air is supplied to the apartment via mechanical ventilation units.

Bedrooms and main living areas are provided with fan coil units for comfort cooling. Each room has a separate system to allow room by room temperature adjustment.

The apartment has a heat interface unit to separate the apartments' low temperature hot water (LTHW) and chilled water (CHW) supply from the central system. These connections are metered so that occupiers only pay for their own usage.

Interior lighting

The lighting installation includes a base Lutron lighting control system.

The installed lighting design incorporates energy efficient light fittings. The majority of the proposed luminaires use LED technology, enabling the fittings to remain small and discreet. The LED fittings are used together with low voltage halogen lamp to create a warm colour temperature and high light output where required.

AV installation

The living room and main bedrooms are pre-wired to selected locations to enable the purchaser to install their preferred multi-room audio system.

The audio infrastructure enables the purchaser to play music from multiple formats and sources, including radio, internet streaming, MP3 player or computer.

The main rooms are provisioned with at least two data outlets on a Category 6 data network combined with television and satellite distribution to provide the ability to watch, stream or listen to any type of media at high quality and speed.

Each main television position is wired to allow local audio playback from television to selected speaker locations.

These positions are cabled for aerial, HD TV, satellite and IP (internet) television services while a home cinema system is cabled in each living room with speaker and video cables running back to an AV cupboard.

The developer has worked with a specialist AV organisation, who are available to help purchasers achieve their specific audio visual requirements.

Smoke, heat detection and sprinklers

The apartment has sprinklers to meet BS9251 as part of the fire protection strategy. Heat detectors are located in each kitchen and smoke detection is provided in all other rooms.

The apartment is provided with its own fire alarm panel connected directly to the main building's fire alarm panel and linked to the estate management system.

Metering

Water metering is provided for hot and cold water supplies and for the heating and cooling system. Electric meters are provided for each apartment.

LANDSCAPE

Gardens

Designed by Dutch landscape architects West 8, the soft and flowing gardens provide a lush, undulating setting highlighting the distinct geometry of the architecture.

The overall landscape design ties in and connects with the adjoining Holland Park. The gardens are designed to provide three planting levels:

- Low-level ground cover planting with lush, colourful plants deliberately emphasising seasonal change with bulbs, perennials and low-level shrub plantings, and providing variety in texture and habit related to the respective orientation and exposure
- Open middle-storey planting, consisting of flowering shrubs and small ornamental trees, both creating intimacy and focusing on planting features, as well as accommodating a more site-wide overview with visuals throughout the gardens

- Open tree canopy with fine textured foliage trees, including middle-sized and large tress to integrate with the existing tree on and around the site. The garden level apartment in the park building has access to terrace areas which are distinguished from the wider garden landscape by spatial segregation and characterised by strategically placed specimen planting.

Exterior lighting

The exterior lighting design creates a soft yet secure atmosphere outside the apartments, with low-level lights illuminating the pathways and small discreet accent lights positioned within the trees and shrubbery.

The lighting strategy incorporates low-energy fittings to minimise maintenance and running costs.

The external lighting is controlled on a timer so that the light levels have a reduced intensity depending on the time of night. External lighting is supplemented with lighting along paved routes.

FACILITIES

Management

A specialist residential management company is employed to manage the development.

Concierge

The management company provides a 24-hour concierge service.

Basement car park

Car parking is security access controlled and includes:

- an allocated individual car parking space
- an allocated storage space
- concrete floor with resin floor finish and painted walls
- CCTV coverage
- direct lift access the building
- pedestrian access route to the spa and entertainment facilities

Spa leisure and fitness area

For exclusive use of the residents and their guests

The spa and entertainment facilities comprise:

- double height volumes around the swimming pool, fitness and circulation areas
- 20m long heated swimming pool and hot spa
- sauna and steam room
- fitness centre with gym and studio space
- a treatment and massage room
- changing rooms and showers
- high quality ceramic floor finishes
- a specialist floor finish in the gym
- entertainment / business suite / private residents' room
- cinema
- golf simulator
- children's playroom
- small kitchen to support events in the entertainment suite

For further information contact:

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